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File: P-2824

August 1, 2018

Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Appendix	E
SRPRS	18.184
File(s)	D02-17026, D03-17006

Attention: Mr. Denis Beaulieu
Manager of Development, Subdivisions

RE: Cal-Leslie Developments Inc.,
File: L09-2E4
Proposed Application for Draft Plan of Subdivision & Zoning By-law
12826 & 12844 Leslie Street
Part of Lot 4, Concession 2,
Town of Richmond Hill, Regional Municipality of York

Dear Mr. Beaulieu:

On behalf of our client, Cal-Leslie Developments Inc. and further to your email of June 22, 2018 respecting the inclusion of Block 228 of the draft approved Dickson 48 Property Inc. plan of subdivisions with my clients above noted applications; we are pleased to provide you with the following information and planning rationale as requested.

As you know, my client's proposed draft plan of subdivision seeks to subdivide the subject lands for the purposes of a public right-of-way, residential lots and blocks, open space, environmental and landscape buffers, reserves and road widenings to facilitate the development of 45.5 residential dwelling units.

The proposed draft zoning by-law seeks to rezone the lands to the Open Space (O) Zone to facilitate the open space and environmental / conservation uses and to the Residential Wide Shallow Three (RWS3) Zone to facilitate the residential uses and bring the lands into the Town's West Gormley Zoning By-law 54-15. The proposed zoning will have the effect of implementing the West Gormley Secondary Plan and proposed draft plan of subdivision and permit the proposed land use.

The proposed draft Plan of Subdivision seeks to combine Block 1 consisting of 5.5 street townhouse units with Block 228 on the adjacent draft approved Plan of Subdivision by Dickson

48 Property Inc. for a total of 6 street townhouse units. The adjacent block is zoned Residential Wide Shallow Two (RWS2) Zone and street townhouses are not a permitted use.

The proposed zoning by-law amendment seeks to rezone Block 1 to the Residential Wide Shallow Three (RWS3) Zone which would be permit the proposed street townhouse use. The purpose of this letter is to request that Block 228 also be rezoned to the Residential Wide Shallow Three (RWS3) Zone as part of my client's rezoning application to allow for consistent zoning between part blocks and to facilitate the efficient and orderly completion of the development.

While Block 228 did not originally form part of the Cal-Leslie Developments Inc. application for zoning by-law amendment; the need to combine theses lands with the Cal-Leslie Development Inc. lands was clearly identified in several occasions throughout staff report number SRPRS.18.097 that was received by Council at its June 6, 2018 Public Meeting. Further, the report indicated that the Block 228 is zoned Residential Wide Shallow Tow (RWS2) Zone and that an appropriate zoning category would be required on Block 228 in order to be combined with Block 1 of my clients' lands.

It should be noted that no comments were received from the public in opposition to the proposed applications or the contents contained within the above noted staff report, which as stated above, indicated the need for an appropriate zone category for Block 228.

In light of the above, we suggest that it would be appropriate for staff to recommend to Council that Section 34(17) of the Planning Act apply to the proposed inclusion and rezoning of Block 228 to the Residential Wide Shallow Three (RWS3) Zone and that a separate public hearing is not required.

In support of my client's request, please see the attached authorization from Dickson 48 Property Inc. indicating their consent to rezone Block 228 from the Residential Wide Shallow Two (RWS2) Zone to the Residential Wide Shallow Three (RWS3) Zone.

We trust the enclosed is in order. However, should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'R. Virtanen', written in a cursive style.

Ryan Virtanen BES, MCIP, RPP
Partner

cc: Danny Di Meo, Caliber Homes

AUTHORIZATION OF OWNER(S)

I DICKSON 48 PROPERTY INC being the registered owner(s) of the subject lands,
hereby authorize that Block 228 on plan 65M-_____ be subject to the zoning by-law amendment
application (Town File No. D02-17026) submitted by Cal-Les Developments Inc. rezoning the lands from
RWS2 Residential Wide Shallow Two Zone to RWS3 Residential Wide Shallow Three Zone.

Signature of Registered Owner:



Print Name:

MR. MICHAEL POZZEBON, ASO
DICKSON 48 PROPERTY INC.

Date:

06/29/18